



# CEDAR FALLS DIVISION NO. 2

SHEET 2 OF 6

PORTIONS OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

## RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR TRANSMISSION, DISTRIBUTION, AND SALE OF GAS AND ELECTRICITY IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120614000269, AND SHOWN ON SHEETS 4 THROUGH 6 HEREON.
2. THIS SITE IS SUBJECT TO THE DECLARATION OF CONDITIONS AND RESTRICTIONS REGARDING FORMATION OF A UTILITY LOCAL IMPROVEMENT DISTRICT FOR PURPOSES OF PROVIDING WATER MAINS AND FIRE HYDRANTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8402090639.
3. THIS SITE IS SUBJECT TO THE DECLARATION OF CONDITIONS AND RESTRICTIONS REGARDING FORMATION OF A UTILITY LOCAL IMPROVEMENT DISTRICT FOR PURPOSES OF PROVIDING WATER MAINS AND FIRE HYDRANTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8402090640.
4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF CEDAR FALLS DIVISION NO. 1 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120109000257.
5. THIS SITE IS SUBJECT TO THE DECLARATION OF COVENANT, CONDITIONS, AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120109000258.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410 AND CECIL R. AND CAROLINE M. THOMPSON, ALBERT E. CHICKLERO AND ENLORA KELLER, FORMERLY NAOMA E. CHICLERO FOR THE PURPOSE OF A TEMPORARY SEWER EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8807140516. ONLY THE FIRST PAGE OF SAID INSTRUMENT WAS RECORDED.
7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN AL CHICKLERO, TRUSTEE OF THE "CHIC" TRUST, AND THE CITY OF NORTH BEND FOR INTERIM CERTIFICATE OF FUTURE SEWER CONNECTION, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060210001422.
8. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SALES OFFICE AGREEMENT BETWEEN CEDAR FALLS WAY, LLC. AND THE CITY OF NORTH BEND, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120111000242.
9. THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY SURVEY REGARDING 4 FOOT WIRE FENCE ALONG ALL PROPERTY BOUNDARIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9512159001. (FENCE ENCROACHMENTS SHOWN ON SAID SURVEY HAVE BEEN REMOVED DURING THE COURSE OF CONSTRUCTION)

## GENERAL NOTES

1. TRACT B, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE OWNERS OF LOTS 132 THROUGH 134 UPON THE RECORDING OF THIS PLAT. SAID OWNERS SHALL SHARE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST, TOGETHER WITH AN EQUAL AND UNDIVIDED INTEREST IN THE MAINTENANCE RESPONSIBILITIES FOR SAID TRACT. FURTHERMORE AN EASEMENT FOR INGRESS, EGRESS AND STORM DRAINAGE IS HEREBY CONVEYED TO THE CEDAR FALLS HOMEOWNERS ASSOCIATION, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID STORM DRAINAGE FACILITIES LYING WITHIN SAID TRACT.
2. TRACT J, AN OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE CEDAR FALLS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE CEDAR FALLS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
3. TRACT K, AN OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE CEDAR FALLS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE CEDAR FALLS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
4. TRACT P, AN OPEN SPACE AND STORM DRAINAGE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE CEDAR FALLS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE CEDAR FALLS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
5. TRACT Q, AN OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE CEDAR FALLS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE CEDAR FALLS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
6. TRACT R, AN OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE CEDAR FALLS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE CEDAR FALLS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
7. THE CEDAR FALLS HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF ILLUMINATION FACILITIES ALONG ALL LOCAL AND PRIVATE ROADS WITHIN THIS PLAT.
8. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY HOUSE, BUILDING OR STRUCTURE UNTIL THE OWNER HAS PROCURED THE OFFICIAL NUMBER OF THE PREMISES FROM THE CITY OF NORTH BEND. FINAL APPROVAL OF ANY STRUCTURE ERRECTED, REPAIRED, ALTERED OR MODIFIED SHALL BE WITHHELD BY THE CITY BUILDING OFFICIAL UNTIL PERMANENT AND PROPER NUMBERS HAVE BEEN AFFIXED TO SAID STRUCTURE.
9. ALL APPLICABLE LAND USE PERFORMANCE STANDARDS MUST BE MET PRIOR TO BUILDING PERMIT APPROVAL:  
9.1 FOR DEVELOPMENTS CONTAINING MORE THAN 50 UNITS/LOTS, A MINIMUM OF FOUR FLOOR PLANS AND A TOTAL OF 16 ELEVATIONS SHALL BE PROVIDED. THIS CAN BE ACHIEVED BY PROVIDING FOUR FLOOR PLANS AND FOUR ELEVATIONS PER FLOOR PLAN OR BY PROVIDING ADDITIONAL FLOOR PLANS AND ASSOCIATED ELEVATIONS RESULTING IN 16 ELEVATIONS.  
  
9.2 FOR LDR ZONING DISTRICTS, A MINIMUM OF 50 PERCENT OF THE UNITS WITHIN ANY SUBDIVISION OR BSIP SHALL SET BACK THE GARAGE FROM THE FRONT WALL OF THE HOME A MINIMUM OF FIVE FEET. THE REMAINING 50 PERCENT OF THE UNITS MAY CONTAIN A GARAGE FLUSH WITH THE FRONT WALL OF THE HOME, PROVIDED A PORCH OF NOT LESS THAN SIX FEET IN DEPTH BY 10 FEET IN WIDTH IS PROVIDED.
10. FRONT YARDS – THE BUILDING LOT SHALL BE BLADED PRIOR TO PLANTING TO REMOVE ROCKS AND DEBRIS. AT A MINIMUM, THE FRONT YARD OF ALL NEW LOTS AND ANY SIDE YARD ABUTTING A STREET SHALL BE SODDED OR SEEDED WITH GRASS OR OTHERWISE LANDSCAPED AND SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS TREE.
11. PRIOR TO BUILDING PERMIT APPROVAL OF EACH STRUCTURE, THE APPLICANT OF SAID BUILDING PERMIT SHALL DEMONSTRATE COMPLIANCE WITH NBMC 18.34.070 THROUGH 18.34.090.
12. AT LEAST 60 PERCENT OF FRONT YARD SETBACKS ON THE SAME SIDE OF THE STREET WITHIN A BLOCK SHALL BE AT THE SAME DISTANCE FORMING A BUILDING TO LINE AND THAT AT LEAST 20 PERCENT OF SETBACKS VARY FROM THE BUILD–TO LINE BY A DIFFERENCE OF AT LEAST 5 FEET.
13. THE MAINTENANCE OF ALL TREATMENT, RETENTION, AND INFILTRATION CELLS AND OTHER DRAINAGE FEATURES OUTSIDE THE ROADWAY PRISM WILL BE THE RESPONSIBILITY OF A HOME OWNERS ASSOCIATION. IN THE EVENT THE HOA FAILS IN THE FUTURE, THE MAINTENANCE OF THESE FACILITIES SHALL FALL EQUALLY UPON ALL PROPERTY OWNERS THAT FRONT ONTO A STORM DRAINAGE ELEMENT OR HAVE ANY SUCH ELEMENT GO THROUGH THEIR LOTS. IN THE EVENT THAT THE HEREIN DESCRIBED DRAINAGE FEATURES ARE NOT ADEQUATELY MAINTAINED, THE CITY OF NORTH BEND SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE FEATURES. THE CITY WILL BE ENTITLED TO REIMBURSEMENT FOR SUCH MAINTENANCE COSTS FROM THE HOA, OR IN THE EVENT THE HOA FAILS IN THE FUTURE, FROM ABUTTING PROPERTY OWNERS. THE ROADWAY PRISM SHALL BE DEFINED AS THE PAVEMENT AND CURB AREA AND THAT AREA 2 FEET OUTSIDE OF THE CURB ON EITHER SIDE.
14. NORTH BEND MUNICIPAL CODE 17.32 TO 17.38 AUTHORIZES THE CITY TO COLLECT IMPACT FEES FOR IMPACTS OF NEW DEVELOPMENT UPON PUBLIC SCHOOLS, FIRE, PARK AND TRANSPORTATION. ANY FEES REQUIRED BY SAID CODE AND APPLICABLE ORDINANCES WILL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT.
15. THE CEDAR FALLS HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE STRIPS SEPARATING THE SIDEWALK FROM THE ROADWAY, PLANTER ISLANDS, AND/OR PLANTED MEDIANS. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR THE HEREIN DESCRIBED LANDSCAPING STRIPS, PLANTER ISLANDS, OR PLANTED MEDIANS.
16. NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR RESOLD, OR ITS OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE, OR FEDERAL STANDARDS, RULES REGULATIONS OR LAWS.
17. THE CEDAR FALLS HOMEOWNERS ASSOCIATION WAS ESTABLISHED JANUARY 4, 2012. ALL PRESENT AND FUTURE LOTS IN THIS PLAT SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CEDAR FALLS HOMEOWNERS ASSOCIATION DECLARATION, RECORDED UNDER KING COUNTY RECORDING NO. 20120109000258.

## GENERAL NOTES (CONTINUED)

18. BUILDING SET BACK LINE DIMENSIONS ARE DEFINED AS FOLLOWS (PER NORTH BEND MUNICIPAL CODE TABLE 18.10.040):  
FRONT = 10 FEET; SIDE = 5 FEET ON ONE SIDE (10–FOOT TOTAL SIDE YARD SETBACK); REAR = 25 FEET (5 FEET FROM ALLEY).
19. UTILITY EASEMENTS AND PUBLIC WATER AND SANITARY SEWER EASEMENTS CREATED BY THE FINAL PLAT OF CEDAR FALLS DIVISION NO. 1 WITHIN TRACTS AA AND BB ARE SUPERCEDED, UPON THE RECORDING OF THIS PLAT, BY THE EASEMENTS SHOWN HEREON. ANY PORTION OF A DIVISION NO. 1 EASEMENT LYING WITHIN THE BOUNDS OF LAND DEDICATED TO THE PUBLIC FOR ROAD PURPOSES HEREON ARE RELEASED UPON RECORDING OF THIS PLAT.

## UTILITY EASEMENT PROVISION

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NORTH BEND, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT B, THE EXTERIOR 5 FEET, PARALLEL WITH AND ADJOINING TRACTS A AND B, OF LOTS 84 THROUGH 96, LOTS 131 THROUGH 134 AND TRACT P, AND THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN HEREON. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, WATER, ELECTRIC TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE, OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

## WATER AND SEWER EASEMENT PROVISION

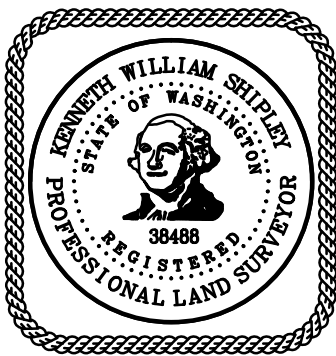
AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND, OVER, UNDER, ACROSS AND UPON THE AREAS DESIGNATED HEREON AS "PUBLIC SEWER EASEMENT" OR "PUBLIC WATER EASEMENT", IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF NORTH BEND HAS BEEN APPROVED.

## PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

## EASEMENT NOTES

1. THE PRIVATE SEWER EASEMENT SHOWN ACROSS LOT 132 IS FOR THE BENEFIT OF THE OWNERS OF LOT 133. THE OWNERS OF LOT 133 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
2. THE 20.00–FOOT PRIVATE RECIPROCAL ACCESS AND UTILITIES EASEMENT SHOWN ACROSS LOTS 84 AND 91 IS TO THE MUTUAL BENEFIT OF THE OWNERS OF SAID LOTS. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES AND PRIVATE UTILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. A 10.00–FOOT X 10.00–FOOT PRIVATE SEWER AND WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT FOR THE PURPOSE OF SERVING INDIVIDUAL LOTS WITH SEWER AND WATER FACILITIES. EACH LOT SHALL BE SUBJECT TO A 10.00–FOOT X 10.00–FOOT EASEMENT, AS MEASURED FROM THE PUBLIC RIGHT–OF–WAY LINE, EXCEPTING TRACT A, AND FROM LOT LINES SHARED BY ADJOINING LOTS, TO THE BENEFIT OF THE ADJOINING LOT FOR PRIVATE SEWER AND WATER FACILITIES. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE PRIVATE WATER FACILITIES OR PRIVATE SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE SEWER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE 10.00–FOOT PRIVATE DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOTS 126 THROUGH 132 AND TRACT P, AS SHOWN HEREON, IS FOR THE BENEFIT OF THE OWNERS OF LOTS 126 THROUGH 132 AND THE CEDAR FALLS HOA. THE OWNERS OF SAID LOTS AND THE CEDAR FALLS HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES THEY HAVE THE BENEFIT OF USE, AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT IN THE EVENT THE HOA FAILS IN THE FUTURE, THE OWNERS OF SAID BENEFITED LOTS SHALL SHARE EQUALLY IN THE HOA'S MAINTENANCE RESPONSIBILITIES.
5. THE 15.00–FOOT PUBLIC DRAINAGE EASEMENT SHOWN ON LOTS 84 AND 91 IS HEREBY RESERVED FOR AND GRANTED, UPON RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC DRAINAGE FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
6. THE PRIVATE WATER EASEMENT SHOWN OVER LOT 128 IS TO THE BENEFIT OF LOT 127. THE OWNERS OF SAID LOT 127 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.



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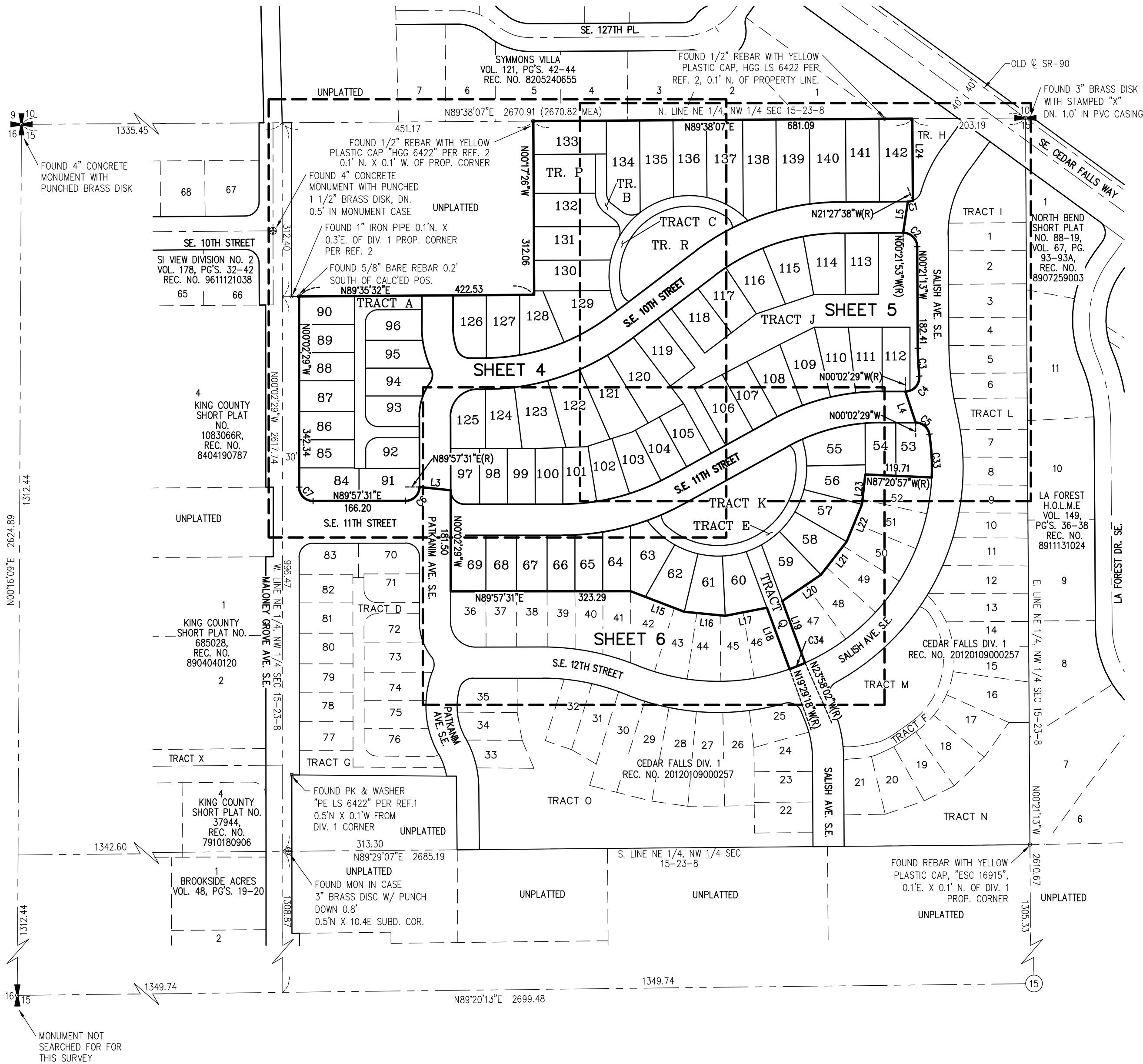
JOB NO. 07093

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# CEDAR FALLS DIVISION NO. 2

SHEET 3 OF 6

PORTIONS OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



## SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE NO. 1346608 DATED JULY 19, 2012 AND SUPPLEMENTAL 1 DATED OCTOBER 31, 2012. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE CERTIFICATE. CORE DESIGN HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- ALL MONUMENTS SHOWN AS FOUND, EXCEPT THOSE SET BY US PER THE DIVISION NO. 1 FINAL PLAT, WERE VISITED THE WEEK OF DECEMBER 12, 2003.
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

## BASIS OF BEARING

N89°38'07"E BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER AND NORTHWEST SECTION CORNER OF SECTION 15-23-8 PER REFERENCES 1, 2 AND 3.

## REFERENCES

- RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGE 272, REC. NO. 9512159002.
- RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGE 271, REC. NO. 9512159001.
- THE PLAT OF SI VIEW DIVISION NO. 2 RECORDED IN VOLUME 178 OF PLATS, PAGES 32-42, REC. NO. 9611121038.
- THE PLAT OF CEDAR FALLS DIVISION NO. 1 RECORDED IN VOLUME 259 OF PLATS, PAGES 10 THROUGH 16, REC. NO. 20120109000257.

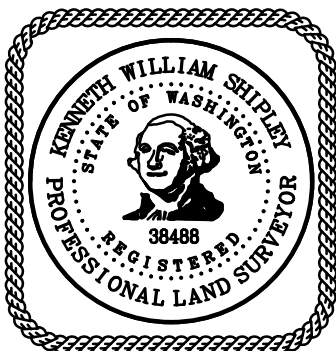
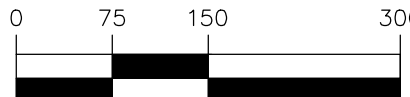
## LEGEND

- SECTION CORNER MONUMENT (AS NOTED)
- QUARTER SECTION CORNER MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND CORNER MARKER (AS NOTED)

LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
L3	N83°55'33"W	56.32	C1	25.00	21°05'45"	9.20
L4	N18°16'42"W	58.96	C2	25.00	90°00'40"	39.27
L5	N08°37'57"E	56.70	C3	556.00	5°11'27"	50.37
L15	N69°00'55"W	103.12	C4	25.00	95°30'11"	41.67
L16	N84°21'16"W	73.87	C5	25.00	81°05'57"	35.39
L17	N79°04'36"E	76.49	C6	25.00	90°00'00"	39.27
L18	N20°15'05"W	117.55	C7	25.00	90°00'00"	39.27
L19	N20°15'05"W	118.59	C33	384.00	11°35'36"	77.70
L20	N55°47'43"E	83.94	C34	384.00	4°28'44"	30.02
L21	N37°56'10"E	75.40				
L22	N22°19'01"E	72.36				
L23	N06°10'24"E	54.13				
L24	N00°21'53"W	147.25				



SCALE: 1" = 150'



**CORE**  
DESIGN

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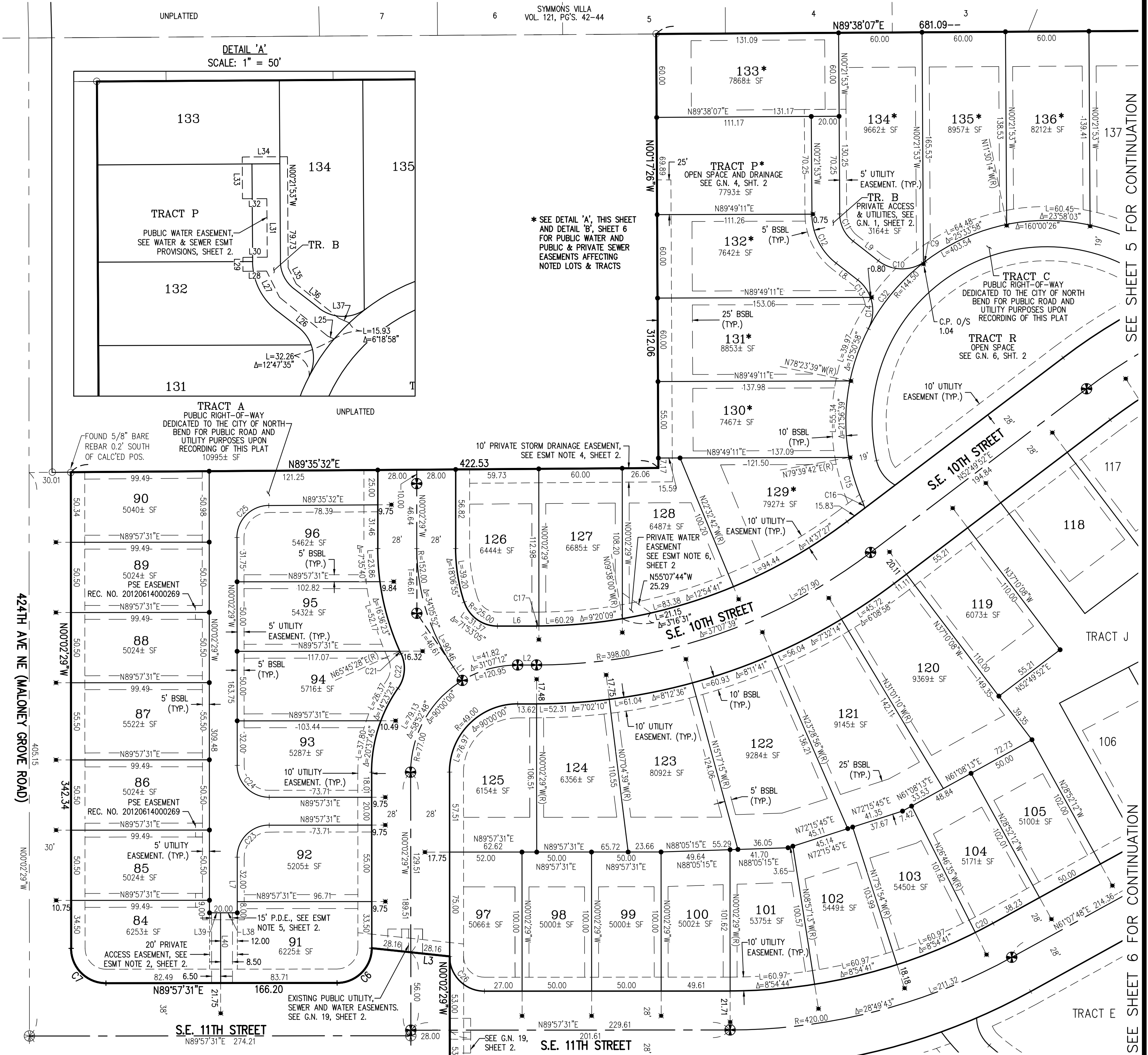
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# CEDAR FALLS DIVISION NO. 2

SHEET 4 OF 6

PORTIONS OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

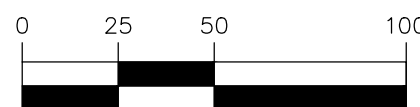


## LEGEND

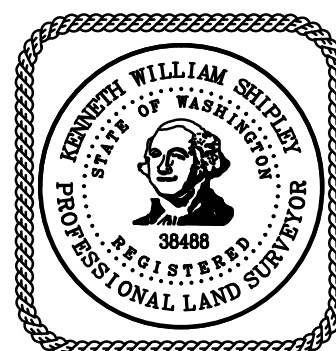
- FOUND MONUMENT 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "38488" IN MONUMENT CASE. (UNLESS OTHERWISE NOTED).
- SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "38488" IN MONUMENT CASE.
- FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "CORE 38488" AT CALCULATED POSITION, UNLESS NOTED OTHERWISE.
- FOUND TACK WITH WASHER STAMPED "CORE 38488" AT CALCULATED POSITION, UNLESS NOTED OTHERWISE.
- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 38488".
- SET TACK WITH WASHER STAMPED "CORE 38488" ON PROPERTY LINE EXTENDED THE DESCRIBED DISTANCE, IN LIEU OF FRONT CORNER, AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY: 10.76' ALONG THE EASTERLY MARGIN OF 424TH AVE NE; 9.75' ALONG THE NORTHERLY MARGIN OF SE 10TH ST; 17.75' ALONG THE SOUTHERLY MARGIN OF SE 10TH ST; 17.75' ALONG THE NORTHERLY MARGIN OF SE 11TH ST; 9.75' ALONG THE SOUTHERLY MARGIN OF SE 11TH ST; 0.75' ALONG THE SOUTHERLY MARGIN OF TRACT E; 0.77' ALONG THE NORTHERLY MARGIN OF TRACT C; UNLESS SHOWN OTHERWISE.

P.D.E. PUBLIC STORM DRAINAGE EASEMENT  
BSBL BUILDING SETBACK LINE  
G.N. GENERAL NOTE

SCALE: 1" = 50'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
L1	N34°08'21"W	11.65	L30	N89°38'07"E	17.50	C6	25.00	90°00'00"	39.27	C22	25.00	59°52'43"	26.13
L2	N89°57'31"E	13.62	L31	N00°21'53"W	42.13	C7	25.00	90°00'00"	39.27	C23	23.00	90°00'00"	36.13
L3	N83°55'33"W	56.32	L32	N89°38'07"E	17.50	C8	28.00	3°51'34"	1.89	C24	23.00	90°00'00"	36.13
L6	N89°57'31"E	28.17	L33	N00°21'53"W	30.00	C10	28.00	71°01'06"	34.71	C25	23.00	89°38'01"	35.98
L7	N00°02'29"W	40.00	L34	N89°38'07"E	32.50	C11	25.00	51°49'39"	22.61	C26	25.00	90°00'00"	39.27
L8	N52°11'32"W	19.68	L35	N26°16'43"W	13.07	C12	45.00	51°49'39"	40.71	C27	25.00	90°00'00"	39.27
L9	N52°11'32"W	22.84	L36	N51°09'21"W	39.34	C13	28.00	32°10'31"	15.72	C28	448.00	3°30'21"	27.41
L26	N51°09'21"W	44.63	L37	N66°10'35"W	8.27	C14	28.00	47°28'21"	23.20	C29	347.50	0°38'12"	3.86
L27	N26°16'43"W	21.00	L38	N89°57'31"E	12.00	C15	144.50	13°10'26"	33.22	C30	347.50	4°27'03"	26.99
L28	N89°38'07"E	16.99	L39	N89°57'31"E	8.00	C16	27.00	10°38'05"	5.01	C31	403.50	1°24'29"	9.92
L29	N00°21'53"W	10.00	L40	N00°02'29"W	50.50	C17	370.00	0°15'22"	1.65	C32	144.50	25°28'28"	64.25
						C20	392.00	2°05'37"	14.32	C33	384.00	11°35'36"	77.70
						C21	180.00	0°39'33"	2.07				



**CORE**  
DESIGN

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14711 N.E. 29th Pl. Suite 101  
Bellevue, Washington 98007  
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# CEDAR FALLS DIVISION NO. 2

SHEET 5 OF 6

PORTIONS OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



SEE SHEET 6 FOR CONTINUATION

## LEGEND

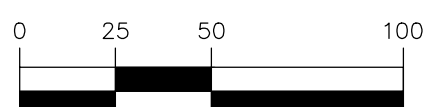
- FOUND MONUMENT 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "38488" IN MONUMENT CASE. (UNLESS OTHERWISE NOTED).
- SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "38488" IN MONUMENT CASE.
- FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "CORE 38488" AT CALCULATED POSITION, UNLESS NOTED OTHERWISE.
- FOUND TACK WITH WASHER STAMPED "CORE 38488" AT CALCULATED POSITION, UNLESS NOTED OTHERWISE.
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- P.D.E. PUBLIC STORM DRAINAGE EASEMENT
- BSBL BUILDING SETBACK LINE
- G.N. GENERAL NOTE

LINE	BEARING	DISTANCE
L4	N18°16'42"W	58.96
L5	N08°37'57"E	56.70

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	25.00	21°05'45"	9.20
C2	25.00	90°00'40"	39.27
C3	556.00	5°11'27"	50.37
C4	25.00	95°30'11"	41.67
C5	25.00	81°05'57"	35.39
C8	144.50	4°38'56"	11.72
C15	144.50	13°10'26"	33.22
C16	27.00	10°38'05"	5.01
C18	25.00	19°16'47"	8.41
C19	25.00	76°13'24"	33.26
C31	403.50	1°24'29"	9.92

SCALE: 1" = 50'



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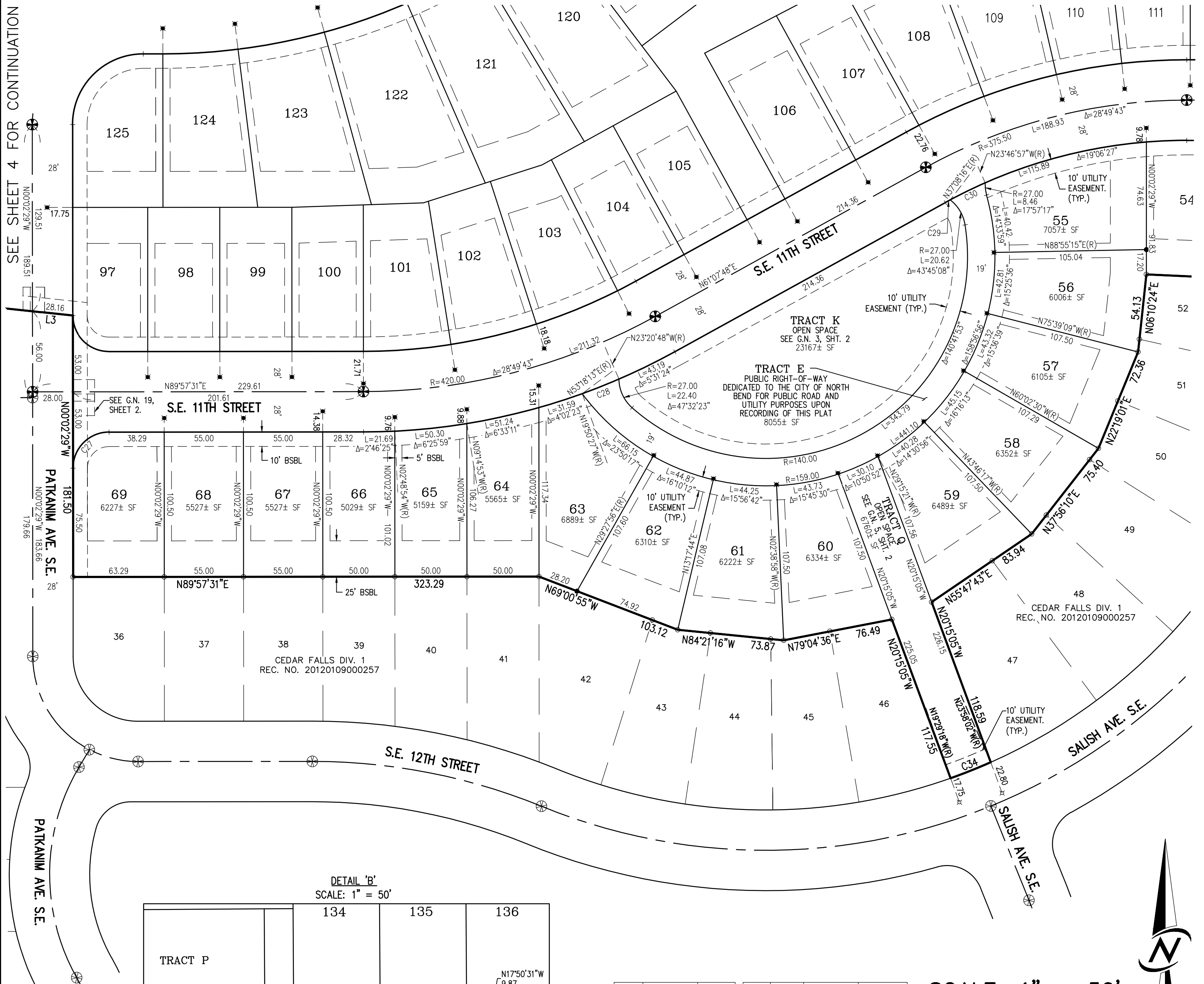
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# CEDAR FALLS DIVISION NO. 2

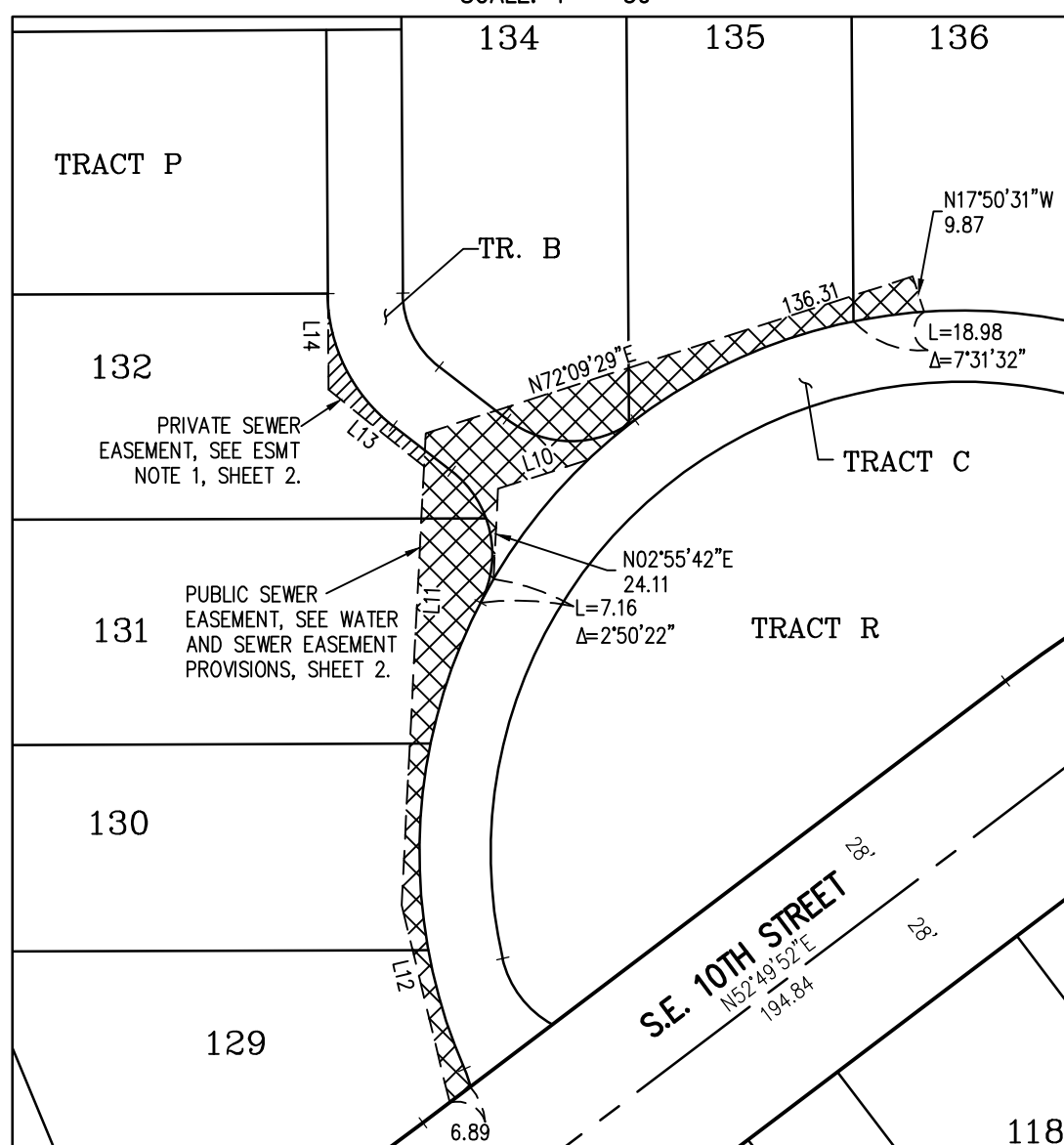
SHEET 6 OF 6

PORTIONS OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



DETAIL 'B'  
SCALE: 1" = 50'

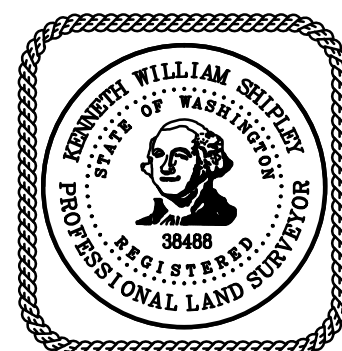
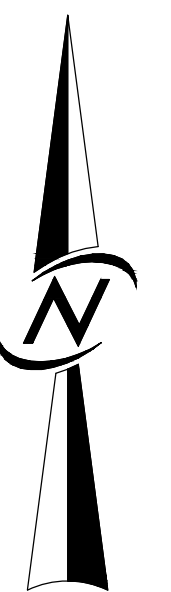
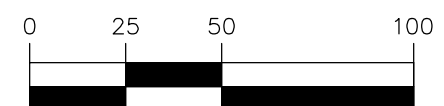


LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
L10	N72°09'29"E	25.12	C27	25.00	90°00'00"	39.27
L11	N02°55'42"E	125.92	C28	448.00	3°30'21"	27.41
L12	N13°41'09"W	54.13	C29	347.50	0°38'12"	3.86
L13	N51°09'21"W	32.67	C30	347.50	4°27'03"	26.99
L14	N00°21'53"W	25.62	C34	384.00	4°28'44"	30.02

## LEGEND

- ⊗ FOUND MONUMENT 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "38488" IN MONUMENT CASE. (UNLESS OTHERWISE NOTED).
- ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "38488" IN MONUMENT CASE.
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